

**Senate Study Bill 3153 - Introduced**

SENATE FILE \_\_\_\_\_  
BY (PROPOSED COMMITTEE ON  
LOCAL GOVERNMENT BILL BY  
CHAIRPERSON WILHELM)

**A BILL FOR**

1 An Act relating to the definition of mobile home park for  
2 purposes of residential landlord and tenant laws.  
3 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

1 Section 1. Section 562B.7, subsections 7 and 8, Code 2014,  
2 are amended to read as follows:

3 7. *"Mobile home park"* ~~shall mean any~~ means a site, lot,  
4 field or tract of land upon which three or more mobile homes,  
5 manufactured homes, or modular homes, motor homes, recreational  
6 park trailers, travel trailers, or a combination of any  
7 of these homes or trailers are placed on developed spaces  
8 pursuant to a rental agreement and operated as a for-profit  
9 enterprise with water, sewer or septic, and electrical services  
10 available. The term "mobile home park" shall not be construed  
11 to include manufactured or mobile homes, buildings, tents, or  
12 other structures temporarily maintained by any individual,  
13 educational institution, or company on their own premises and  
14 used exclusively to house their own labor or students. The  
15 term "mobile home park" shall not be construed to include a  
16 campground as defined in section 557B.1.

17 8. *"Mobile home space"* means a parcel of land for rent which  
18 has been designed to accommodate a mobile home, motor home,  
19 recreational park trailer, or travel trailer and provide the  
20 required sewer and utility connections.

21 Sec. 2. Section 562B.7, Code 2014, is amended by adding the  
22 following new subsections:

23 NEW SUBSECTION. 8A. *"Motor home"* means the same as defined  
24 in section 321.1, subsection 36C, paragraph "d".

25 NEW SUBSECTION. 9A. *"Recreational park trailer"* means a  
26 recreational vehicle built on a single chassis, mounted on  
27 wheels, which may be connected to utilities necessary for  
28 operation of installed fixtures and appliances, with a gross  
29 area not exceeding four hundred square feet when in the set-up  
30 mode, and certified by the manufacturer as complying with the  
31 American National Standards Institute construction standard  
32 A119.5.

33 NEW SUBSECTION. 14. *"Travel trailer"* means the same as  
34 defined in section 321.1, subsection 36C, paragraph "b".

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EXPLANATION

1           The inclusion of this explanation does not constitute agreement with  
2           the explanation's substance by the members of the general assembly.

3       This bill amends the definitions of "mobile home park" and  
4 "mobile home space" in Code chapter 562B (residential landlord  
5 and tenant law). The bill adds motor homes, recreational park  
6 trailers, travel trailers, or a combination of such homes or  
7 trailers to the definition of mobile home park. The bill  
8 defines what constitutes a motor home, recreational park  
9 trailer, or travel trailer for purposes of the bill. The bill  
10 provides that a mobile home park does not include a campground.